

**AGENDA**  
Inland Wetland Agency  
**Special Meeting**  
Monday, November 21, 2011  
Council Chambers, Audrey Beck Building

**Call to Order:** 7:05 PM

**Old Business:**

W1485 - Bell - 552 Bassetts Bridge Rd - New Barn and Addition to Existing Barn  
M.A.D. is Nov. 25, 2011

**Adjournment:**

THIS IS A SPECIAL MEETING. NO OTHER BUSINESS WILL BE CONDUCTED.

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Memorandum:

November 16, 2011

To: Inland Wetland Agency  
From: Grant Meitzler, Inland Wetland Agent  
re: W1485 - Bell - 552 Bassetts Bridge Rd

plan reference: dated revised November 15, 2011  
note: Application supplement Part C. has been revised

1. proposed parking location has been moved to the rear (west) of the site and the front grass parking areas have been eliminated. A total of 62 spaces are indicated - three of which are paved handicapped spaces.
2. The plan bears the statement that a full 20' driveway width will be provided and this width is shown throughout the length of the driveway.

Appropriate description of the widening where wetlands are affected has been added. A stone base is to be used to minimize sediments in wetlands and silt fencing has been shown at the limits of the areas directly affecting wetlands. The drive is to be topped with processed aggregate base material.

The large parking area at the rear (west) of the site is protected with silt fence in areas likely to catch runoff. This rear parking area does not drain toward wetlands on the site and is more than 150' away from the site's wetlands. Drainage from this area is in the direction of the Mansfield Hollow reservoir. Wetlands in that direction are well over 150' away and outside our regulated areas.

3. A specific layout of the handicapped parking spaces (3) is shown in the same areas before. There is now clear indication of the areas to be paved and wheel stops have been added together with an additional two feet of height added to the top of the stonewall along the southerly edge of the handicapped parking area.

Numerous items having bearing on PZC action added or revised.

The present mandatory action date for acting on this application is November 25, 2011. The 25th is the Friday after Thanksgiving Day.

The present mandatory action date for acting on this application is November 25, 2011.

Wetlands Draft Approval Motion for:

Re: W1485 - James Wesley Bell and Jean E. Bell

\_\_\_\_\_ moves and \_\_\_\_\_ seconds to grant an Inland Wetlands License under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to James Wesley Bell and Jean E. Bell, (file W1485), for addition of a Wedding Venue on property owned by the applicants located at 552 Bassetts Bridge Road, as depicted on a plan dated 7/12/2011 and bearing latest revision date 11/15/2011, with building additions, additional parking, and widening of the access drive to a full 20-foot width, portions of which are located within regulated areas, and as described in presentations made to the Inland Wetlands Agency at its meetings held on 7-18-2011, 8-01-2011, 9-06-2011, 10-03-2011, and 11-07-2011.

This action is based on a finding of no significant impact, and is conditioned on the following provisions being met:

1. All erosion and sediment controls (as shown on the plans) shall be in place prior to construction, maintained during construction, and removed when disturbed areas are completely stabilized.

This approval is valid for a period of five years (until November 21, 2016), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment.

APPLICATION FOR PERMIT  
MANSFIELD INLAND WETLANDS AGENCY

Applicants: James Wesley Bell and Jean E. Bell  
The Gardens At Bassetts Bridge Farm  
552 Bassetts Bridge Road  
Mansfield, Connecticut 06250

**Part C – Project Description:** On August 2, 2004, The Mansfield Planning and Zoning Commission granted the applicants a special permit for an agricultural and recreational garden center located on their property at 552 Bassetts Bridge Road. It is now the intent of the applicants to seek additional approval as a wedding venue. To accomplish this, several changes and additions need to be made to the garden center. Proposed changes and additions include the following:

- **Within 150ft of Wetlands**

1. Convert the existing 2-story barn to a 1-story barn.
2. Add an addition onto the side of the existing barn to accommodate handicap accessible restrooms.
3. Add an addition onto the back of the existing barn to accommodate space for a caterer. Both restroom addition and kitchen addition will be supported by a 48" frost wall foundation.
4. Expand the existing pergola to wrap around the side and back of the existing barn. Since the pergola is constructed of 8"x 8" oak beams the pergola will also have a 48" frost wall foundation. The area under the pergola will be finished in cement.
5. Construct a 14ft x 48ft 1-story barn parallel to the existing greenhouse to accommodate storage of agricultural tools and equipment, and to provide a check out area for garden center customers. The new barn will be supported by a 48" frost wall foundation and finished with a cement floor.
6. Install a septic system that will accommodate the restroom and kitchen additions onto the existing barn. The septic system will also accommodate a fifty-seat café for brunch on Sundays. Specifications for the septic system are noted on the applicants plot plan. The septic system is to be approved by both local health and the Connecticut State Department of Health.
7. Event parking will be located in an area southwest of the existing garden center parking lot. The designated area will be cleared of trees, stumps, and large rocks. The surface will be stabilized with gravel and processed aggregate. Large, long logs will accommodate wheel stops, and individual parking spaces will be marked with brightly colored traffic cones. Low

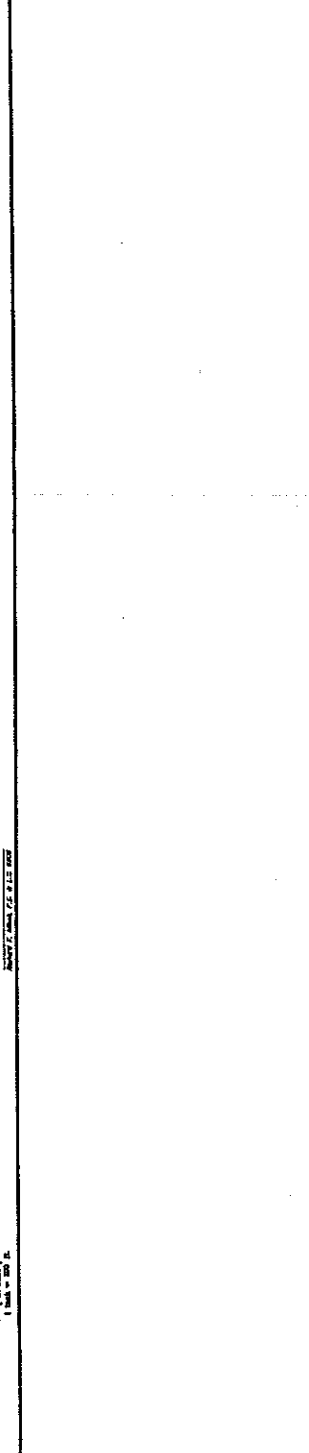
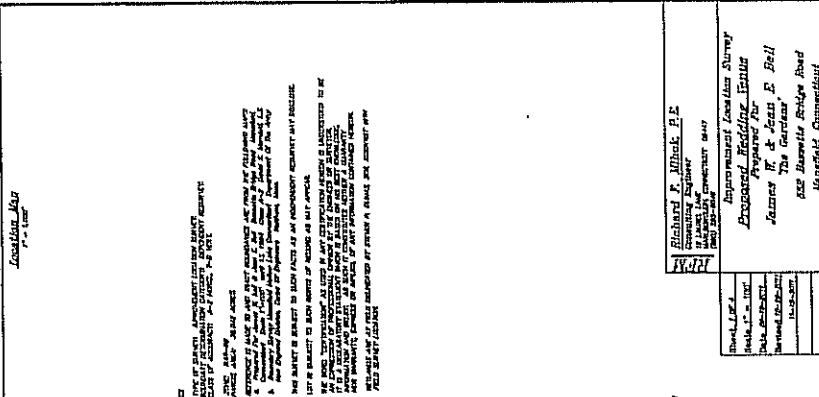
intensity lighting will be provided and event staff will direct traffic to-and-from the parking area.

8. Two handicapped parking spaces will be provided in close proximity to the barn. These spaces will be paved. Pavement will extend from these spaces to the road that is parallel to the barn. Cement wheel stops will be positioned in each parking space. To assure safety at the edge of the existing retaining wall, the applicants are proposing a 2ft stone wall elevated above the existing roadway. The backside of the retaining wall/stone wall would then be finished with Arborvitae (Thuja occidentalis). Arborvitae are fast growing trees that will reach the height of 30 feet. Their height and year-round green color will clearly mark and protect the edge of the roadway.

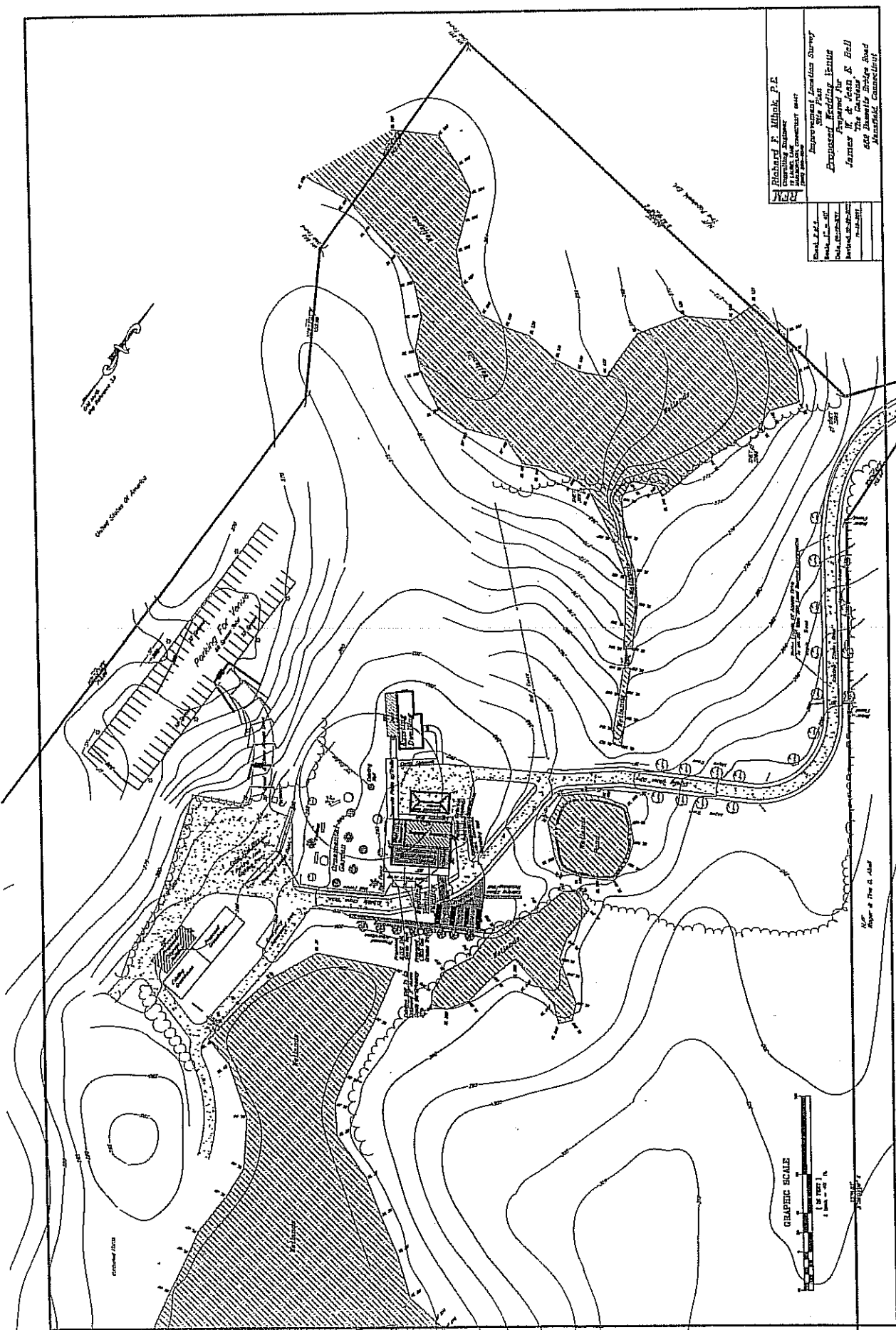
- **Within Wetland Area**

1. Extend two existing culverts along the roadway between utility pole 5141 and 3994.
2. Expand the existing roadway between utility pole 5141 and 3994 to a maximum of twenty feet. Material for the road expansion will be stone and processed aggregate.
3. Expand the existing roadway between utility pole 3993 and 3992 to a maximum of twenty feet. Material for the road expansion will be stone and processed aggregate.







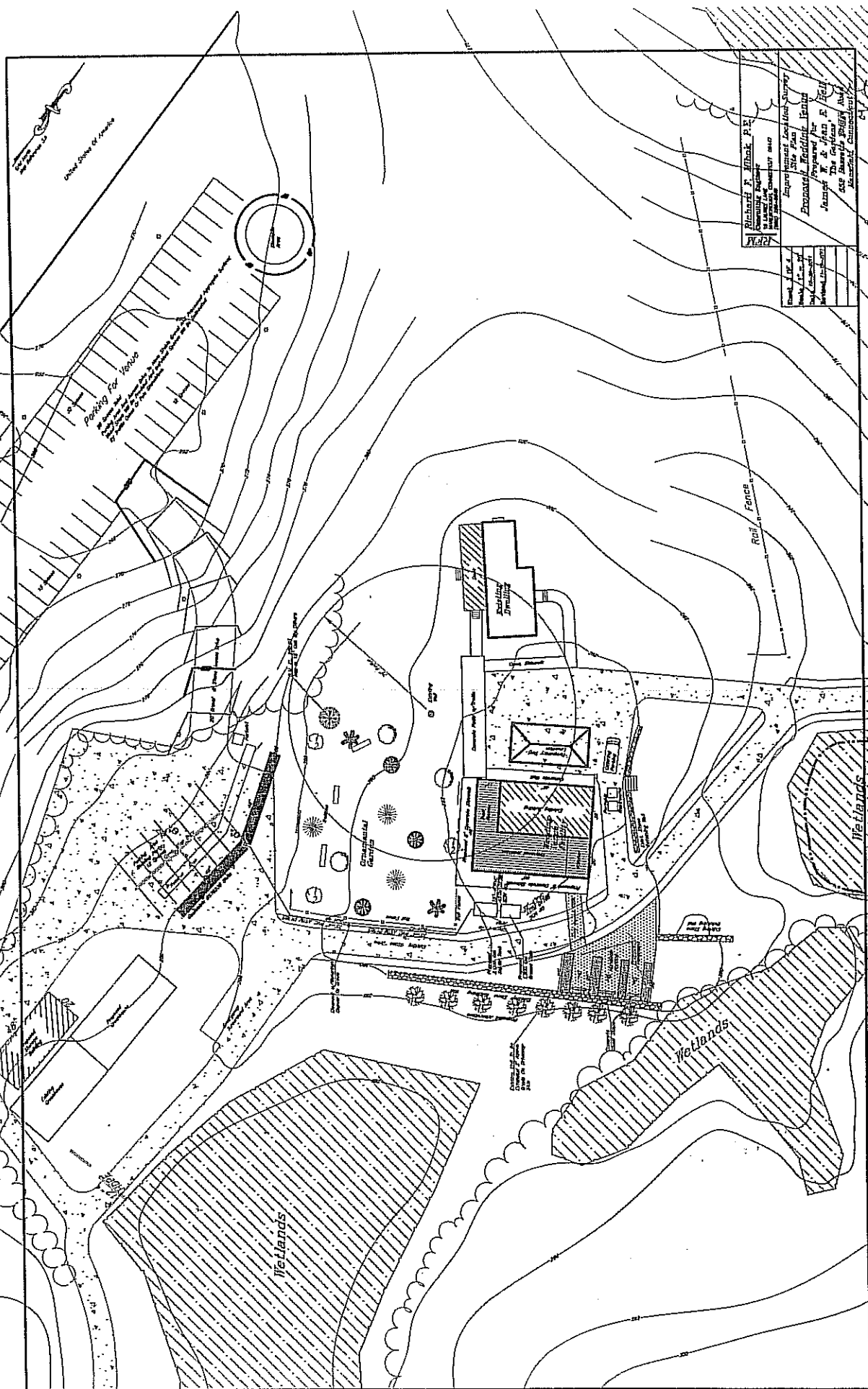


Richard F. White, P.E.  
 Consulting Engineer  
 100 Main Street, East  
 Mansfield, Connecticut

Superintendent Location Survey  
 Proposed Road  
 Prepared for  
 James H. & Jean S. Bell  
 400 Main Street, East  
 Mansfield, Connecticut

Scale 1" = 50'  
 Date 10-15-57  
 Revised 10-15-57  
 10-15-57







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